

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 1

Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Ward 2 (Vacant)
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1

Commissioners

Chairman (Vacant)
Todd Nigro, Vice-Chairman
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Clerk's Bulletin Board, 2nd Floor Skybridge, Human Resources

MINUTES: Approval of the minutes of the **June 10, 2004** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 2

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 3

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TENTATIVE MAP - TMP-4146 - ELKHORN COURT - OWNER/APPLICANT: D.R. HORTON INC.** - Request for a Tentative Map FOR A 126-UNIT CONDOMINIUM DEVELOPMENT on 10.29 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation]] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre), Ward 6 (Mack).
2. **TENTATIVE MAP - TMP-4488 - LONE MOUNTAIN/KRAFT - APPLICANT/OWNER: JOSEPH W. AND LONNIE NOBLE** - Request for a Tentative Map FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 6 (Mack).
3. **TENTATIVE MAP - TMP-4513 - SKY POINTE CONDOMINIUMS - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER** - Request for a Tentative Map FOR A 310-UNIT CONDOMINIUM SUBDIVISION on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 & 003), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], Ward 6 (Mack).
4. **TENTATIVE MAP - TMP-4522 - TOWN CENTER R-PD5 55 NO. 3 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Tentative Map FOR AN 82-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.18 acres adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN:125-19-601-004, 009 thru 012), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

5. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4519 - APPLICANT: THOMAS AND MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY - OWNER: CROSSROADS AT SUNSET, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers of perimeter, parking lot, and foundation buffer landscaping standards, location of the parking lot, and for the use of reflective glass FOR A PROPOSED SINGLE-STORY, 44,924 SQUARE-FOOT OFFICE BUILDING on 3.97 acres adjacent to the southeast corner of Peak Drive and Fire Mesa Street (APN: 138-15-310-026), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
6. VACATION - PUBLIC HEARING - VAC-4487 - APPLICANT: NEVADA HOMES GROUP - OWNER: DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Petition to Vacate U. S. Government Patent Easements generally located between Deer Springs Way and Bath Drive, west of Fort Apache Road, Ward 6 (Mack).
7. VACATION - PUBLIC HEARING - VAC-4491 - APPLICANT/OWNER: CORNERSTONE COMPANY - Petition to Vacate a portion of a public alley generally located between Las Vegas Boulevard and Sixth Street, south of Carson Avenue, Ward 1 (Moncrief).

PUBLIC HEARING ITEMS:

8. ABEYANCE - REZONING - PUBLIC HEARING - ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 20.0 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APN: 125-11-508-003), Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

9. **ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4200 - PUBLIC HEARING - SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 29-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 20.00 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APN: 125-11-508-003), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
10. **ABEYANCE - REZONING - PUBLIC HEARING - ZON-4208 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Rezoning FROM: U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) TO: T-C (Town Center) on 25.35 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 008, 014 and 016), Ward 6 (Mack).
11. **ABEYANCE - VARIANCE RELATED TO ZON-4208 - PUBLIC HEARING - VAR-4209 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Variance TO ALLOW 1.07 ACRES OF OPEN SPACE WHERE 2.34 ACRES IS THE MINIMUM REQUIREMENT FOR A 142-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 35.49 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 007, 008, 013, 014 and 016), T-C (Town Center) Zone, U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U(Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) [PROPOSED: T-C (Town Center)], Ward 6 (Mack).
12. **ABEYANCE - SPECIAL USE PERMIT RELATED TO ZON-4208 AND VAR-4209 - PUBLIC HEARING - SUP-4210 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Special Use Permit TO ALLOW A GATED COMMUNITY WITH PRIVATE STREETS on 35.49 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 007, 008, 013, 014 AND 016), T-C (Town Center) Zone, U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U(Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) Zone [PROPOSED: T-C (Town Center)], Ward 6 (Mack).
13. **ABEYANCE - VACATION RELATED TO ZON-4208, VAR-4209, SUP-4210 AND SDR-4212 - VAC-4212 - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Petition to vacate U.S. Government Patent Easements generally located south of Severance Lane, west of Tee Pee Lane, Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

14. **ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4208, VAR-4209 AND SUP-4210 - PUBLIC HEARING - SDR-4214 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Site Development Plan Review FOR A 142-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 35.49 acres adjacent to the southeast corner of North Tee Pee Lane and Severence Lane (APN: 125-18-801-006, 007, 008, 013, 014 and 016), T-C (Town Center) Zone, U(Undeveloped) Zone [TC (Town Center) General Plan Designation] and U(Undeveloped) Zone [TC (Town Center) General Plan Designation] under a Resolution of Intent to T-C (Town Center) Zone [PROPOSED: T-C (Town Center)], Ward 6 (Mack).
15. **ABEYANCE - VARIANCE - PUBLIC HEARING - VAR-4384 - APPLICANT/OWNER: BRUCE AND LORI WERNER** - Request for a Variance TO ALLOW A ZERO CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED IN CONJUNCTION WITH AN EXISTING CARPORT on 0.16 acres located at 4613 Del Monte Avenue (APN: 162-06-213-010), R-1 (Single-Family Residential) Zone, Ward 1 (Moncrief).
16. **RESCIND - TENTATIVE MAP - PUBLIC HEARING - TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 - APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.** - Request for a Tentative Map FOR A 23 LOT SINGLE FAMILY SUBDIVISION on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), PD (Planned Development) Zone, Ward 4 (Brown).
17. **REHEAR - TENTATIVE MAP - PUBLIC HEARING - TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 - APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.** - Request for a Tentative Map FOR A 23 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND TO ALLOW AN 11.5-FOOT RETAINING WALL WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), PD (Planned Development) Zone [Low Density Residential Lone Mountain West Special Land Use Designation], Ward 4 (Brown).
18. **TENTATIVE MAP - PUBLIC HEARING - TMP-4501 - LONE MOUNTAIN/CLIFF SHADOWS - APPLICANT: GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - OWNER: GMAC MODEL HOME FINANCE, INC.** - Request for a Tentative Map FOR A 136-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 18.83 acres adjacent to the west side of Cliff Shadows Parkway, approximately 300 feet south of Lone Mountain Road (APN: 137-01-101-002, 003, 004, and 025), PD (Planned Development) Zone [Medium-Low Density Residential Lone Mountain West Land Use Designation], Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 7

19. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4332 - APPLICANT: CITY OF LAS VEGAS - OWNER: SAHARA PARK, LIMITED** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: M (Medium Density Residential) on 3.16 acres adjacent to the east side of Sixth Street, approximately 360 feet north of Sahara Avenue (APN: 162-03-811-000), Ward 3 (Reese).
20. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4523 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: PF (Public Facilities) on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue (APN: 139-36-603-001), Ward 3 (Reese).
21. **REZONING RELATED TO GPA-4523 - PUBLIC HEARING - ZON-4524 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-V (Civic) on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue (APN: 139-36-603-001), Ward 3 (Reese).
22. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4523 AND ZON-4524 - PUBLIC HEARING - SDR-4525 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED GOVERNMENT FACILITY (EAST LAS VEGAS BUSINESS INCUBATOR), on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue (APN: 139-36-603-001), C-1 (Limited Commercial) Zone, [Proposed: C-V (Civic) Zone], Ward 3 (Reese).
23. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4528 - APPLICANT: SILVER SKY ASSISTED LIVING, LIMITED PARTNERSHIP - OWNER: CITY OF LAS VEGAS** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: MLA (Medium-Low Attached Density Residential) TO: M (Medium Density Residential) on 10.00 acres adjacent to the northeast corner of Roland Wiley Road and Silver Sky Drive (APN: 138-28-401-014), Ward 2 (Vacant).
24. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4535 - APPLICANT: BLUE HERON PROPERTIES - OWNER: W. M. LAND DEVELOPMENT** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: L (Low Density Residential) on 4.75 acres adjacent to the southeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-201-001 & 002), Ward 1 (Moncrief).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

25. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4542 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), Ward 3 (Reese).
26. **VARIANCE RELATED TO GPA-4542 - PUBLIC HEARING - VAR-4547 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY** - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 3.58 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), R-1 (Single-Family Residential) Zone [Proposed: R-PD9 (Residential Planned Development - 9 Units per Acre)], Ward 3 (Reese).
27. **REZONING RELATED TO GPA-4542 AND VAR-4547 - PUBLIC HEARING - ZON-4543 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY** - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: R-PD9 (Residential Planned Development - 9 Units Per Acre) on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), Ward 3 (Reese).
28. **VARIANCE RELATED TO GPA-4542, ZON-4543 AND VAR-4547 - PUBLIC HEARING - VAR-4572 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY** - Request for a Variance TO ALLOW 12,000 SQUARE FEET OF OPEN SPACE WHERE 25,870 SQUARE FEET IS THE MINIMUM REQUIRED on 3.80 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), R-1 (Single-Family Residential) Zone, [Proposed: R-PD9 (Residential Planned Development - 9 Units per Acre)], Ward 3 (Reese).
29. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4542, ZON-4543, VAR-4547 AND VAR-4572 - PUBLIC HEARING - SDR-4545 - APPLICANT: JOEL ARMSTRONG - OWNER: CLARK COUNTY** - Request for a Site Development Plan Review FOR A PROPOSED 35-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APN: 140-29-401-005 & 006), R-1 (Single-Family Residential) Zone [Proposed: RPD-9 (Residential Planned Development - 9 Units per Acre)], Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

30. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4548 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: M (Medium Density Residential) on 12.88 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-002 and 140-30-520-017 through 033), Ward 3 (Reese).
31. **REZONING RELATED TO GPA-4548 - PUBLIC HEARING - ZON-4554 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Rezoning FROM: R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) TO: R-PD12 (Residential Planned Development - 12 Units per Acre) on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-001 and 002; 140-30-520-017 through 033), Ward 3 (Reese).
32. **VARIANCE RELATED TO GPA-4548 AND ZON-4554 - PUBLIC HEARING - VAR-4677 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Variance TO ALLOW 0.78 ACRES OF OPEN SPACE WHERE 3.67 ACRES IS THE MINIMUM REQUIRED in conjunction with a proposed 223-unit single-family residential development on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) Zones [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 3 (Reese).
33. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4548, ZON-4554 AND VAR-4677 - PUBLIC HEARING - SDR-4555 - APPLICANT: RICHARD EHRLICH - OWNER: RICHARD EHRLICH, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 223-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.24 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APN: 140-30-503-001 and 002; 140-30-520-017 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units per Acre) Zones [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 3 (Reese).
34. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4549 - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: O (Office) and DR (Desert Rural Density Residential) TO: GC (General Commercial) on 1.11 acres adjacent to the west side of Lindell Road, approximately 450 feet north of Sahara Avenue (APN: 163-01-404-006 & 007), Ward 1 (Moncrief).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 10

35. **REZONING RELATED TO GPA-4549 - PUBLIC HEARING - ZON-4550 - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: P-R (Professional Office and Parking) and R-E (Residence Estates) TO: C-2 (General Commercial) on 1.11 acres adjacent to the west side of Lindell Road, approximately 450 feet north of Sahara Avenue (APN: 163-01-404-006 & 007), Ward 1 (Moncrief).
36. **VARIANCE RELATED TO GPA-4549 AND ZON-4550 - PUBLIC HEARING - VAR-4553 - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW A PROPOSED 83-FOOT SIDE YARD SET BACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 100 FEET on 4.15 acres adjacent to the northwest corner of Sahara Boulevard and Lindell Road (APN: 163-01-404-006, 007 & 008), C-2 (General Commercial), P-R (Professional Office and Parking), and R-E (Residence Estates) Zones, [Proposed: C-2 (General Commercial) Zone], Ward 1 (Moncrief).
37. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4549, ZON-4550 AND VAR-4553 - PUBLIC HEARING - SDR-4551 - APPLICANT: LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - OWNER: CARDAN LINDELL NORTH, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers to allow a reduction of perimeter, parking lot and foundation landscaping and to allow palm trees along Sahara Avenue where pine or deciduous trees are required FOR A PROPOSED 37,950 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY on 4.15 acres adjacent to the northwest corner of Sahara Boulevard and Lindell Road (APN: 163-01-404-006, 007 & 008), C-2 (General Commercial), P-R (Professional Office and Parking), and R-E (Residence Estates) Zones [Proposed: C-2 (General Commercial) Zone], Ward 1 (Moncrief).
38. **GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4564 - APPLICANT: RIDER'S CHEVRON - OWNER: GARRET GROUP, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: O (Office) TO: SC (Service Commercial) and to exempt the subject site from the full Multi-use Transportation Trails Standard of the Transportation Trails Element, using instead the proposed "Connector Trail" Standard on 0.79 acres adjacent to the southeast corner of Charleston Boulevard and Rancho Drive (APN: 162-04-101-001), Ward 1 (Moncrief).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 11

39. **VARIANCE RELATED TO GPA-4564 - PUBLIC HEARING - VAR-4696 - APPLICANT: RIDER'S CHEVRON - OWNER: GARRETT GROUP, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 22 SPACES IS THE MINIMUM NUMBER REQUIRED on 0.79 acres at 2237 W. Charleston Boulevard (APN: 162-04-101-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
40. **SPECIAL USE PERMIT RELATED TO GPA-4564 AND VAR-4696 - PUBLIC HEARING - SUP-4565 - APPLICANT: RIDER'S CHEVRON - OWNER: GARRET GROUP, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED CAR WASH/AUTO DETAIL at 2237 West Charleston Boulevard (APN: 162-04-101-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
41. **SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4564, VAR-4696 AND SUP-4565 - PUBLIC HEARING - SDR-4563 - APPLICANT: RIDER'S CHEVRON - OWNER: GARRET GROUP, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers of perimeter buffering landscaping, parking lot landscaping, building foundation landscaping, side yard setbacks, and building placement for a PROPOSED 1,200 SQUARE-FOOT CAR WASH/AUTO DETAIL AND A 3,325 SQUARE-FOOT CONVENIENCE STORE/SERVICE STATION TO REPLACE AN EXISTING 1,800 SQUARE FOOT CONVENIENCE STORE/SERVICE STATION on 0.79 acres at 2237 West Charleston Boulevard (APN: 162-04-101-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
42. **REZONING - PUBLIC HEARING - ZON-4526 - APPLICANT/OWNER: CLARK COUNTY** - Request for a Rezoning FROM: R-MHP (Residential Mobile/Manufactured Home Park), C-1 (Limited Commercial) and R-E (Residence Estates) TO: C-V (Civic) on 16.0 acres adjacent to Martin L. King Boulevard approximately 300 feet south of Carey Avenue (APN: 139-21-102-012 and a Portion of 139-21-102-011), Ward 5 (Weekly).
43. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4526 - PUBLIC HEARING - SDR-4527 - APPLICANT/OWNER: CLARK COUNTY** - Request for a Site Development Plan Review for a PROPOSED EARLY CHILD DEVELOPMENT CENTER on 2.5 acres adjacent to Martin L. King Boulevard, approximately 300 feet south of Carey Avenue (APN: 139-21-102-012 and a portion of 139-21-102-011), R-MHP (Residential Mobile/Manufactured Home Park, C-1 (Limited Commercial) and R-E (Residence Estates) Zones [Proposed: C-V (Civic) Zone], Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 12

44. **VARIANCE - PUBLIC HEARING - VAR-4516 - APPLICANT: LIPKIN 1992 TRUST AND SKY TOP VENDING, INC. - OWNER: LIPKIN 1992 TRUST** - Request for a Variance TO ALLOW 18 PARKING SPACES WHERE A MINIMUM OF 23 SPACES IS REQUIRED on 0.79 acres at 1501 Western Avenue (APN: 162-04-605-005), M (Industrial) Zone, Ward 1 (Moncrief).
45. **VARIANCE - PUBLIC HEARING - VAR-4517 - APPLICANT: LIPKIN 1992 TRUST AND SKY TOP VENDING, INC. - OWNER: LIPKIN 1992 TRUST** - Request for a Variance TO ALLOW ZERO-FOOT SIDE AND REAR YARD SETBACKS WHERE TEN FEET IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED WAREHOUSE FACILITY on 0.79 acres located at 1501 Western Avenue (APN: 162-04-605-005), M (Industrial) Zone, Ward 1 (Moncrief).
46. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4516 AND VAR-4517 - PUBLIC HEARING - SDR-4514 - APPLICANTS: LIPKIN 1992 TRUST AND SKY TOP VENDING, INC. - OWNER: LIPKIN 1992 TRUST** - Request for a Site Development Plan Review and Waivers of perimeter buffering, perimeter landscaping and parking lot landscaping standards FOR A PROPOSED WAREHOUSE FACILITY on 0.79 acres at 1501 Western Avenue (APN: 162-04-605-005), M (Industrial) Zone, Ward 1 (Moncrief).
47. **VARIANCE - PUBLIC HEARING - VAR-4520 - APPLICANT/OWNER: SUSAN SCHAFF WHITE** - Request for a Variance TO ALLOW AN EXISTING SIX-FOOT SOLID WALL WHERE FOUR FEET IS THE MAXIMUM ALLOWED (TOP 50 PERCENT OPEN CONSTRUCTION) on 0.16 acres at 4601 Evergreen Place (APN: 139-31-410-010), R-1 (Single-Family Residential) Zone, Ward 1 (Moncrief).
48. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4506 - APPLICANT: CAMCO, INC. - OWNER: MTC 118, INC.** - Request for a Special Use Permit FOR A PROPOSED PAWN SHOP adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation], Ward 6 (Mack).
49. **SPECIAL USE PERMIT RELATED TO SUP-4506 - PUBLIC HEARING - SUP-4507 - APPLICANT: CAMCO, INC. - OWNER: MTC 118, INC.** - Request for a Special Use Permit and a Waiver of the 200-foot distance separation requirement from a parcel used for residential purposes FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation], Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 13

50. **SPECIAL USE PERMIT RELATED TO SUP-4506 AND SUP-4507 - PUBLIC HEARING - SUP-4509 - APPLICANT: CAMCO, INC. - OWNER: MTC 118, INC.** - Request for a Special Use Permit FOR PROPOSED SECOND HAND SALES (jewelry, electronics, tools, musical instruments) adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation], Ward 6 (Mack).
51. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4515 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: HARVARD SECURITIES, INC.** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 1801 Las Vegas Boulevard South (APN: 162-03-310-006), C-2 (General Commercial) Zone, Ward 3 (Reese).
52. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4515 - PUBLIC HEARING - SDR-4512 - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: HARVARD SECURITIES, INC.** - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan Standards FOR A PROPOSED 21-STORY MIXED-USE DEVELOPMENT containing 116 apartment units, 18 condominium units, and 2,200 square feet of retail space on 0.68 acres at 1801 Las Vegas Boulevard South (APN: 162-03-310-006), C-2 (General Commercial) Zone, Ward 3 (Reese).
53. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4540 - APPLICANT/OWNER: ABF, INC.** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue (APN: 162-04-812-001 & 162-04-811-027), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).
54. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4540 - PUBLIC HEARING - SDR-4534 - APPLICANT/OWNER: ABF, INC.** - Request for a Site Development Plan Review and Waivers from Downtown Centennial Plan Standards regarding landscaping, setbacks, stepbacks, and buffers FOR A PROPOSED 39-STORY MIXED-USE DEVELOPMENT consisting of 808 multi-family units and 35,500 square feet of retail space on 3.90 acres adjacent to the northwest corner of Sahara Avenue and Fairfield Avenue (APN: 162-04-812-001 & 162-04-811-027), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 14

55. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4510 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: HEINRICH J ABERLE TRUST** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE (BILLBOARD) SIGN located at 911 North Lamb Boulevard (APN: 140-29-202-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
56. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4511 - APPLICANT: GUS MISHERFI - OWNER: SAMER NAKHLE** - Request for a Special Use Permit FOR A PROPOSED PRIVATE STREET adjacent to the southeast corner of Belcastro Street and Holmby Avenue (APN: 163-03-501-032), R-E (Residence Estates) Zone, Ward 1 (Moncrief).
57. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4518 - APPLICANT: PARRISH WARD - OWNER: DAVID PHILLIPS** - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 317 Garces Avenue (APN: 139-34-310-052), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
58. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4531 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: ERNEST BECKER, JR.** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE (BILLBOARD) SIGN at 6370 West Lake Mead Boulevard (APN: 138-23-601-003), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
59. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4532 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: SAHARA MOHAWK, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE (BILLBOARD) SIGN at 5320 West Sahara Avenue (APN: 163-01-804-005), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
60. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4558 - APPLICANT: BUILDING THE AMERICAN DREAM CORPORATION - OWNER: C.C.M. TRUST** - Request for a Special Use Permit FOR PROPOSED PRIVATE STREETS in conjunction with a proposed single-family residential development adjacent to the northeast corner of Coke Street and Maggie Avenue (APN: 125-09-501-003), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 15

61. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4504 - APPLICANT: TIM AYALA - OWNER: ANTONIO AND GRACIELA VILLEDA - Request for a Site Development Plan Review and a Waiver of the perimeter buffer landscaping standards FOR A 1,400 SQUARE-FOOT PROFESSIONAL OFFICE on 0.17 acres adjacent to the east side of Jones Boulevard, approximately 700 feet north of Alta Drive (APN:138-36-210-010), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.